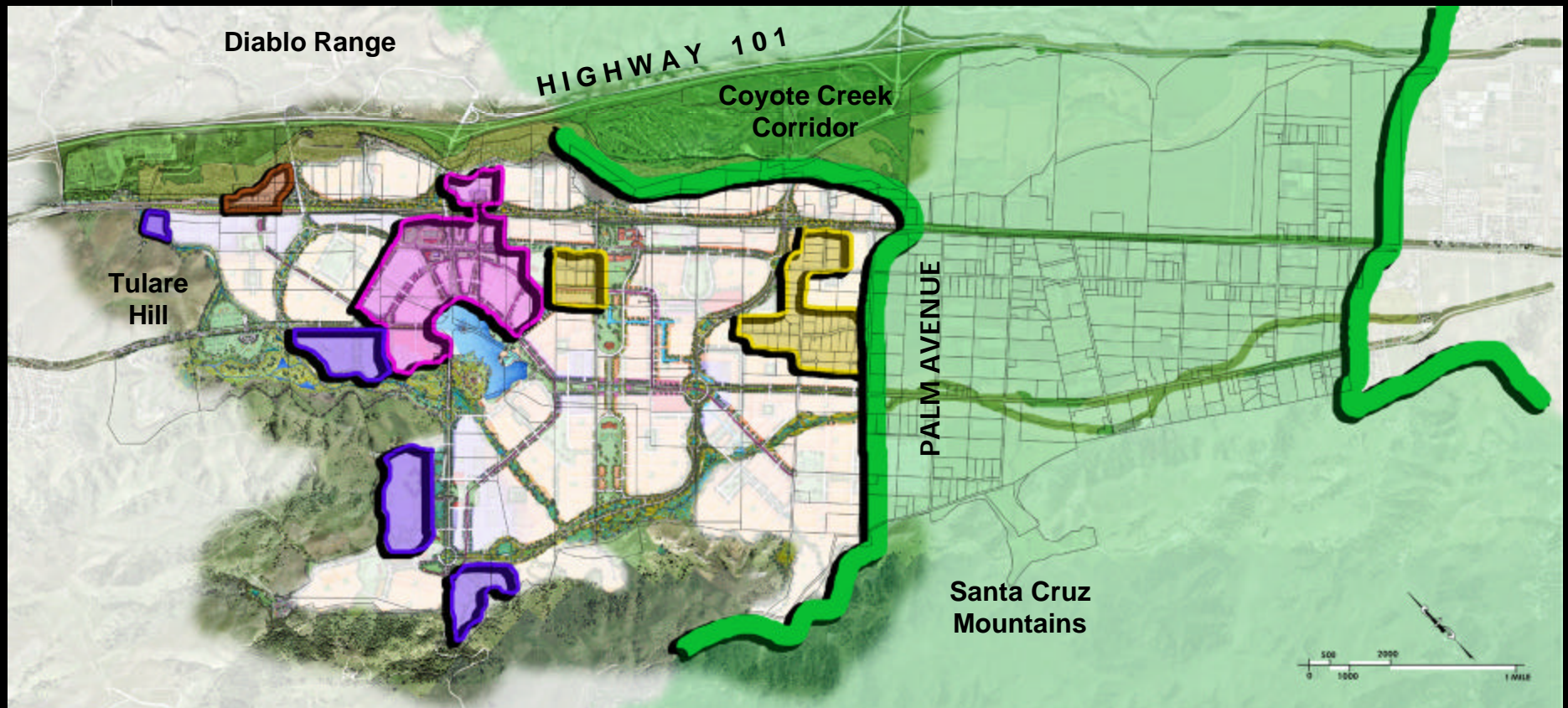


COYOTE VALLEY SPECIFIC PLAN

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October 4, 2004
Task Force Meeting

Land Use Plan Options and Approaches



Agenda

1. Welcome
2. Acceptance of 9/13/04 Task Force Meeting Summary
3. Land Use Issues for Future Meetings
4. Land Use Options and Approaches
5. Public Comments
6. Adjourn

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Composite Framework

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A. Fisher Creek



B. Coyote Lake



C. Canal Park



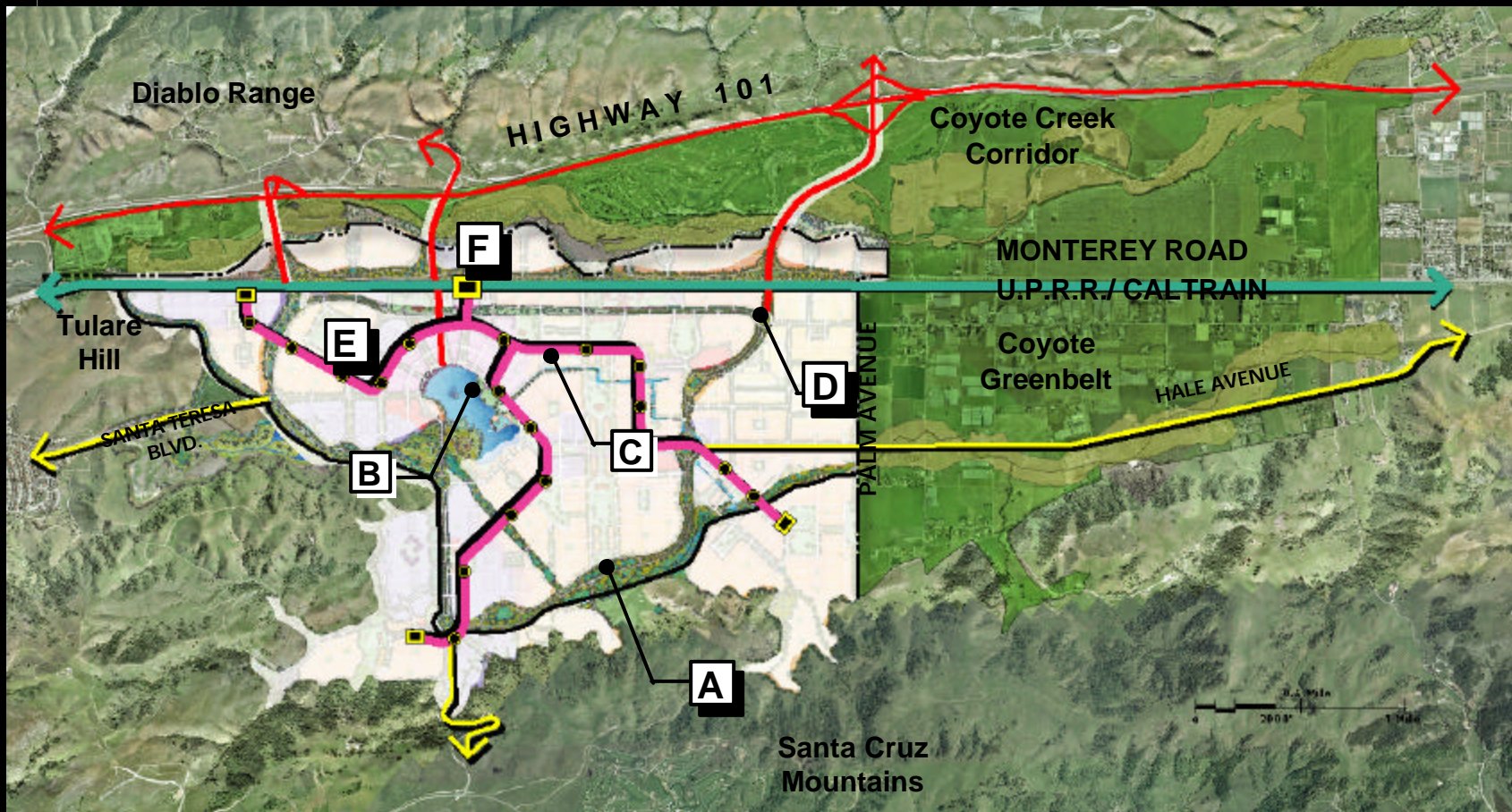
D. Parkway



E. In Valley Transit



F. Caltrain

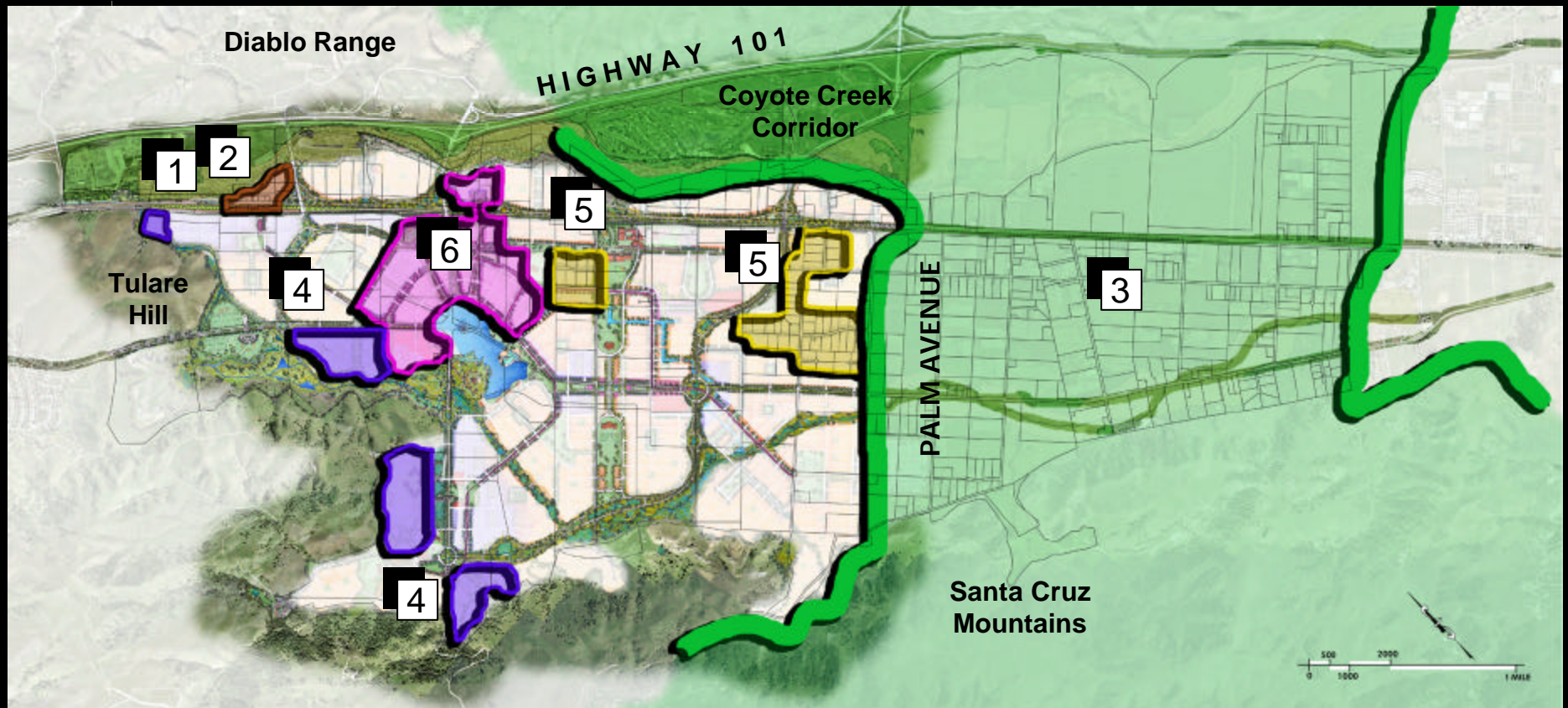


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Summary: Land Use Principles and Assumptions

1. Develop appropriate buffering land use & maintain adequate distance between Metcalf Power Plant & any residential.
2. Maintain the Hamlet as a unique historic neighborhood.
3. Maintain a distinct rural break between San Jose & Morgan Hill.
4. Maintain existing industry driving workplace users opportunities.
5. Preserve, protect & transition around existing residential neighborhoods.
6. Greatest intensity & mix of uses at community core.

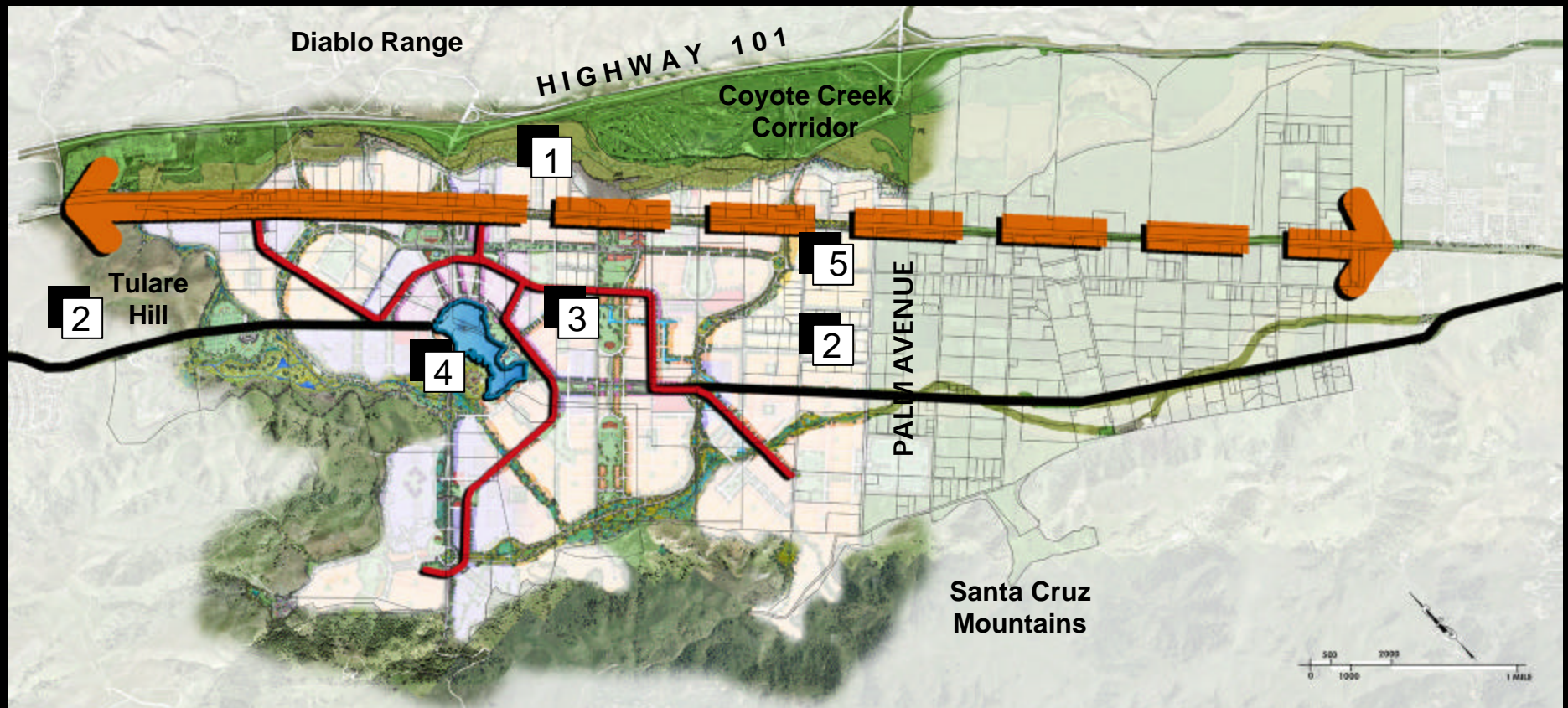


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Summary: Questions & Concerns from August 30th

1. Will Caltrain service continue south to Morgan Hill – Gilroy?
2. Will there be adequate north/south routes, linking MH to SJ, through Coyote Valley?
3. Will the cost of the fixed guideway transit be balanced by savings in road construction?
4. Will the lake & its relation to groundwater be done in a safe, reliable, cost effective & environmentally sustainable manner?
5. What about transit from areas not served by fixed guideway?

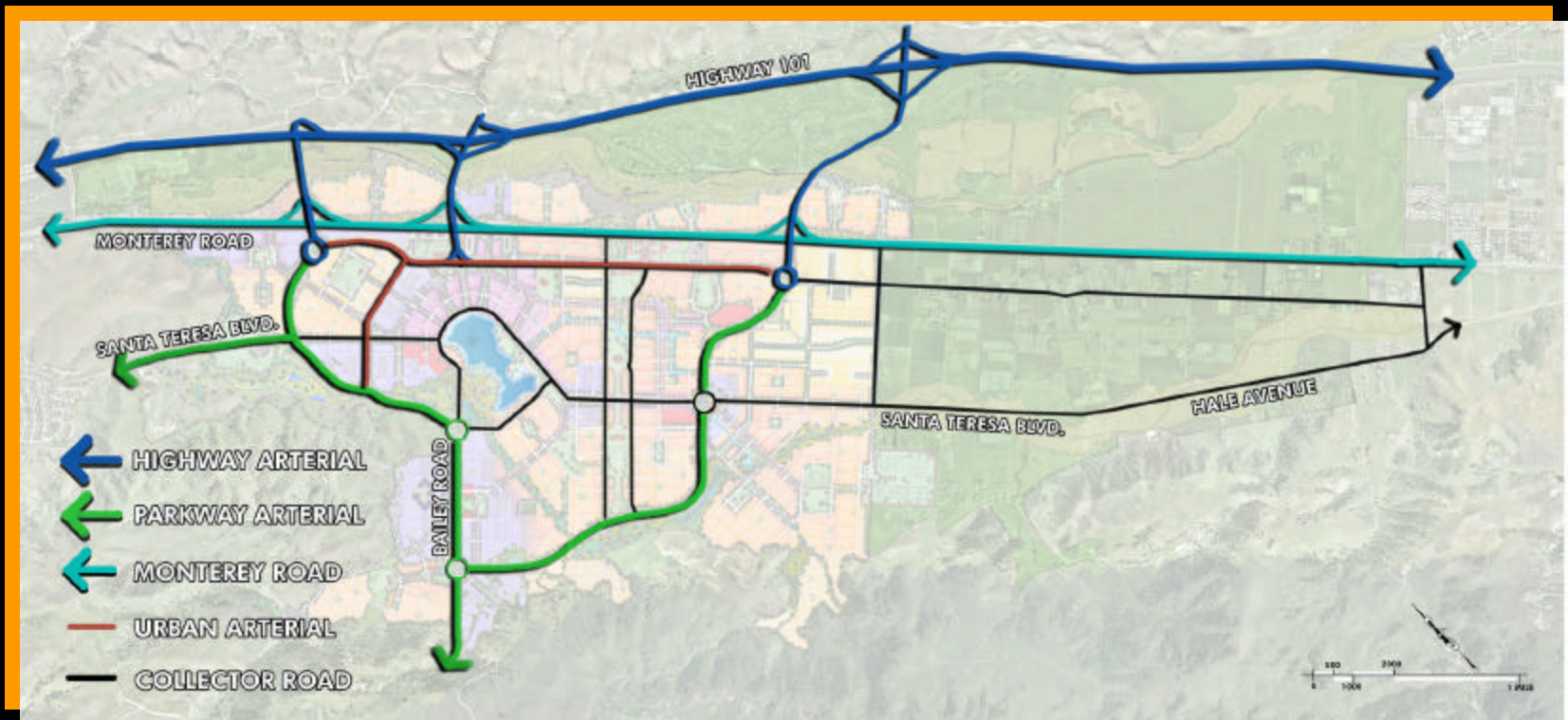


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Thoroughfare Diagram

2 – Will there be adequate north/south routes, linking MH to SJ, through Coyote Valley?



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Linkages: East and West of Monterey Road

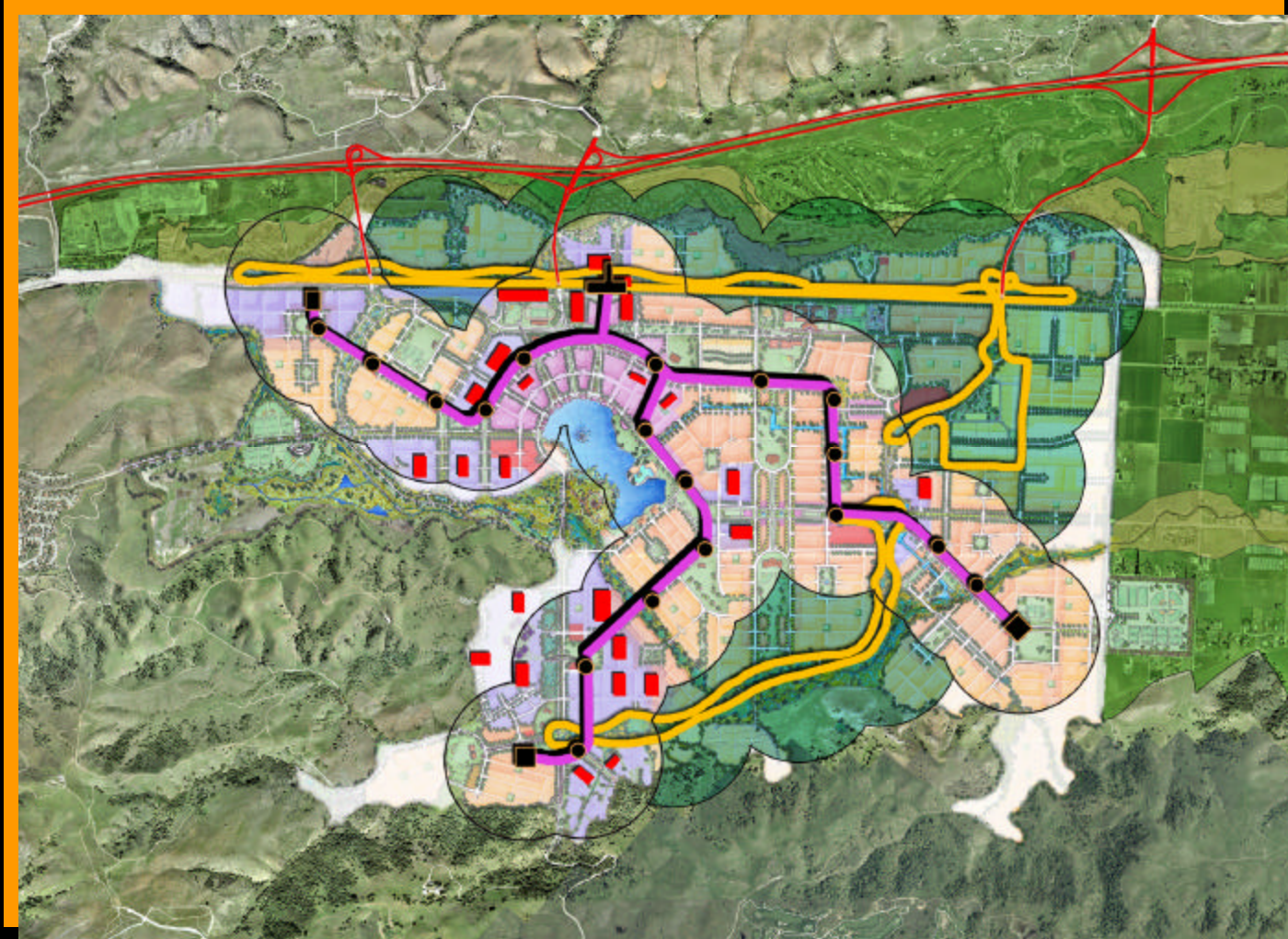


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Transit Options

5 – What about transit from areas not served by fixed guideway?

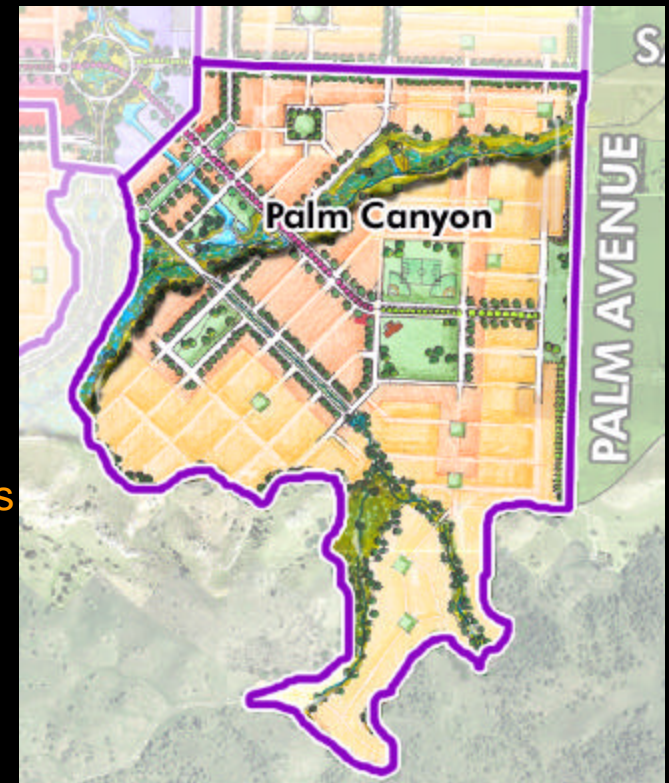


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Neighborhood Building Principles

1. Compact neighborhoods that are mixed-use, pedestrian-friendly and transit-oriented, with centers and edges
2. Sub-areas with distinct and diverse neighborhoods with linked public and civic uses (such as places of worship, health care facilities, schools, etc.)



3. Corridors for transit, roadways and greenways as definers and connectors of neighborhoods
4. A network of public spaces that encourage alternative modes of transportation

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Neighborhood Building Principles

5. Civic spaces and buildings that reinforce community identity
6. Urban form that is responsive to the existing environment
7. Inter-connected street networks that define pedestrian-scaled blocks
8. Buildings that relate to the local climate and topography
9. Affordable housing integrated into all neighborhoods
10. Flexibility within context of required infrastructure and urban form elements



Santa Teresa Blvd.
around the lake

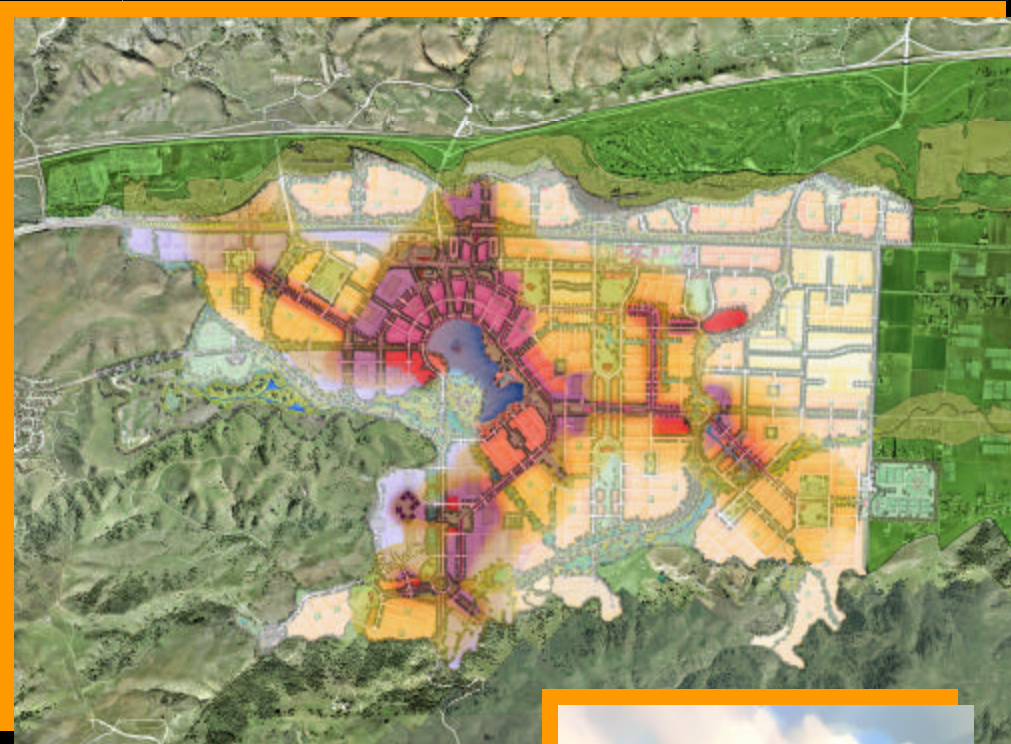


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Land Use Approaches

1. Local retail should be convenient to pedestrians, bicyclists, transit users, and autos.



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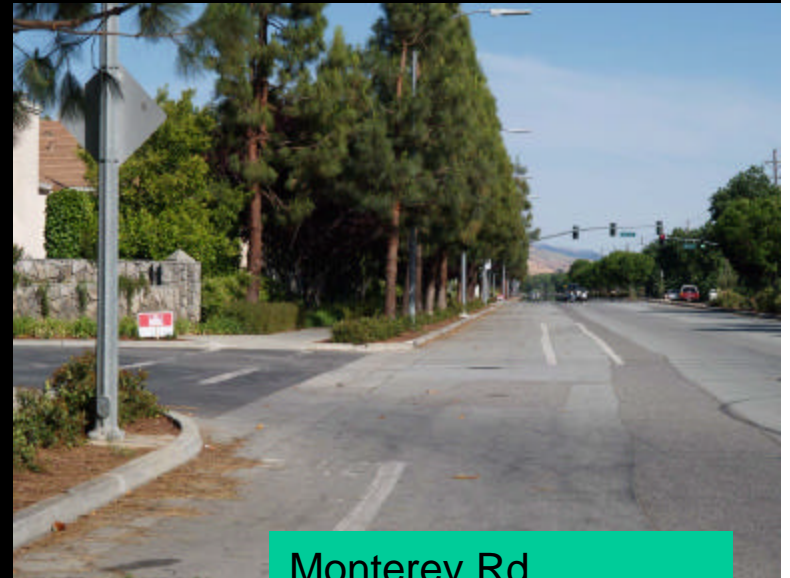
12

Land Use Approaches

2. Higher density residential and some workplace uses can use structured parking to buffer railroad.
3. Residential uses and some workplace uses east of Monterey Road can orient to Coyote Creek open space.



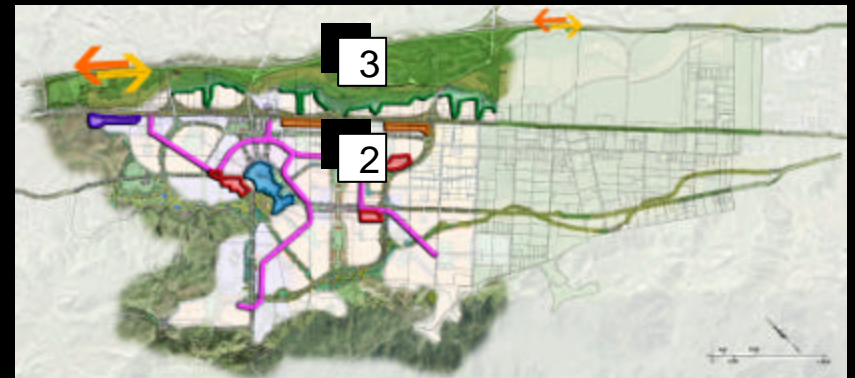
Legacy Fountain Apartment
in San Jose



Monterey Rd.



Coyote Creek open space

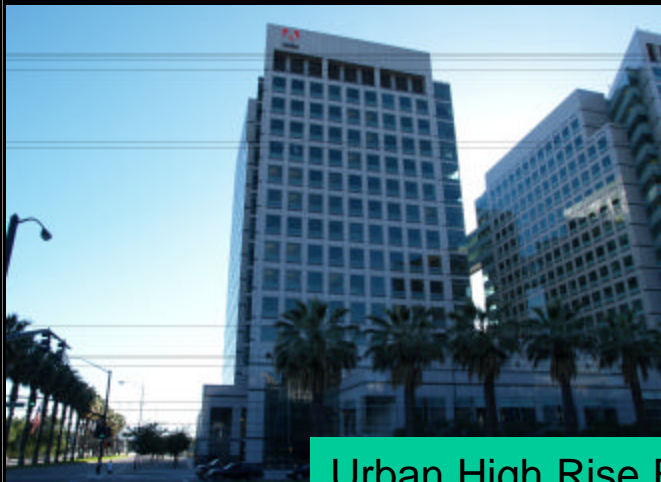


COYOTE VALLEY SPECIFIC PLAN

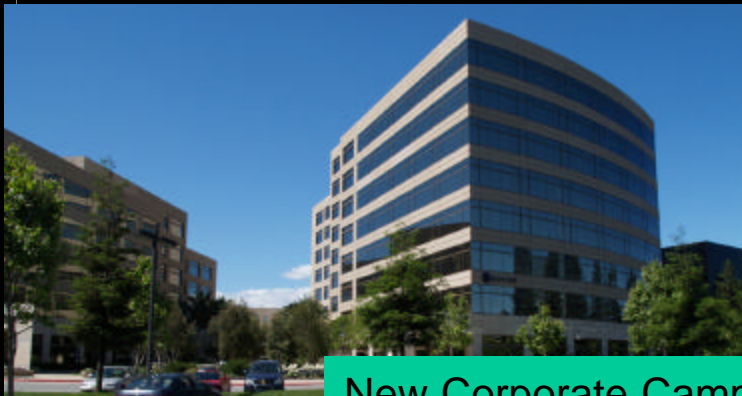
13

Land Use Approaches

4. A substantial component of industry driving jobs should be accommodated in mixed use areas & mid-rise buildings.
5. Maintain some traditional corporate campus opportunities.



Urban High Rise Example



New Corporate Campus



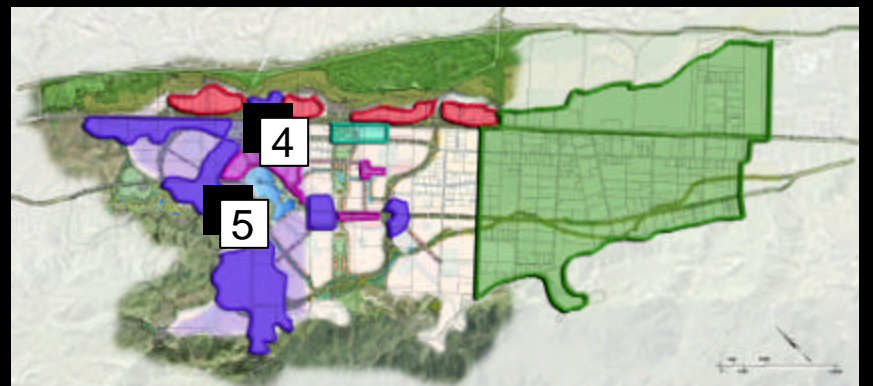
Within Mixed Use

ONE-THIRD OF EMPLOYMENT IS IN SMALL FIRMS; 55% IN MEDIUM FIRMS, 15% IN LARGE FIRMS

	Small		Medium		Large
	<10	10-35	35-100	100-1000	1000+
Share of Workers	12%	18%	21%	34%	15%
Share of Companies	70%	19%	7%	3%	1%
Number of Workers	43,810	63,580	74,960	120,290	52,930
Number of Companies	13,070	3,440	1,320	540	20

Distribution of Employment And Businesses by Company Size

SOURCE: EDC 2002 ESS02

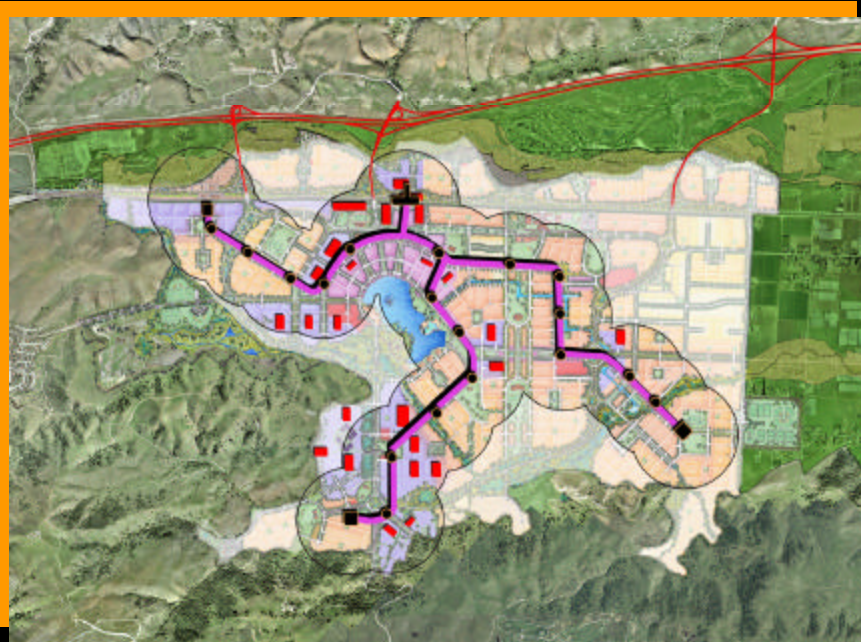


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Land Use Approaches

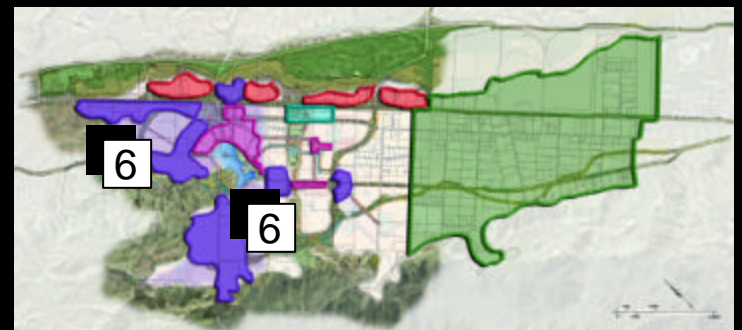
6. Intensify workplace by using structured parking to increase single family housing types



Traditional Surface Parking



Structured Parking



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Land Use Approaches

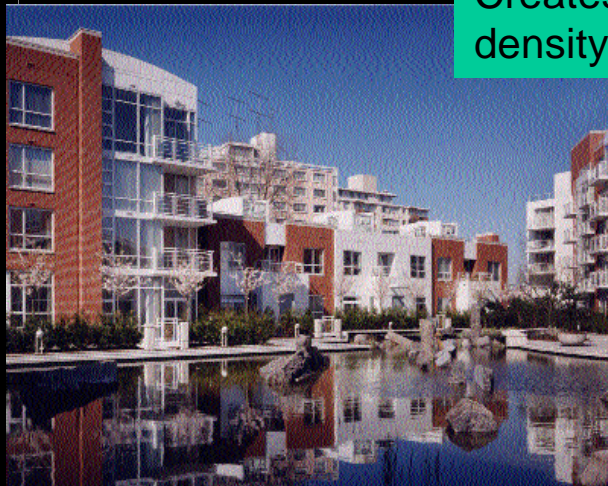
6. Intensify workplace by using structured parking to increase single family housing types



Going from surface to structured parking



Creates opportunity for lower density housing



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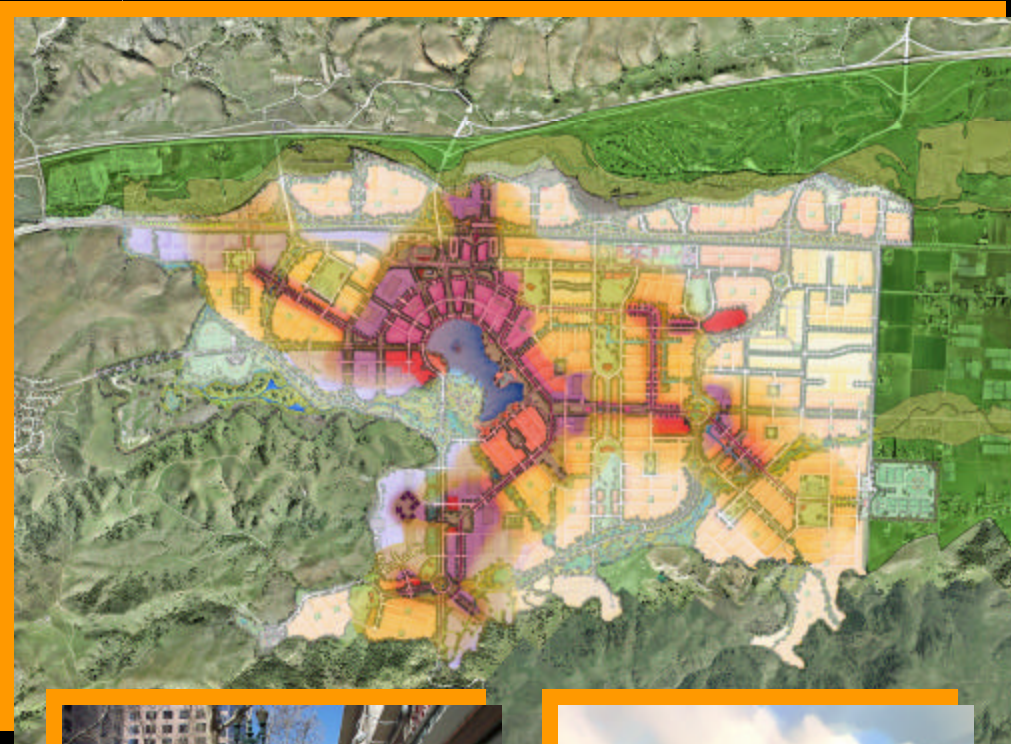
16

Land Use Approaches

7. Uses should intensify along fixed guideway transit.



Fixed Transit Guideway



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Land Use Options

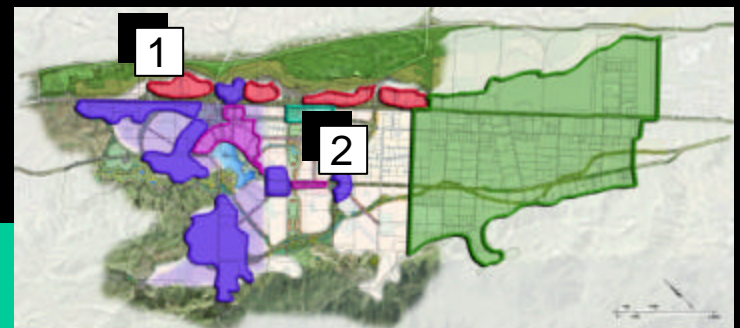
1. Consider options for large format retail sales tax generators along Monterey Road.
2. Locate high school away from railroad & consider possibility of 2 smaller high schools.



Best environment for educational excellence



Big \$ retail along Monterey Road



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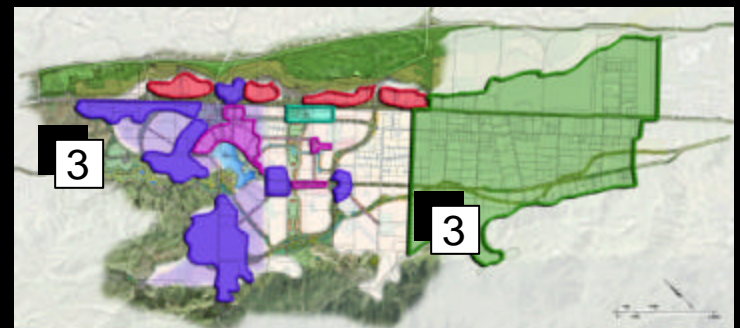
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Land Use Options

3. Locate regional play fields in Greenbelt and / or Laguna Seca detention area.



Ball fields south of Palm Ave. and east and west of Santa Teresa Blvd. north of Bailey Ave.



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Process Diagram

